



FORM - 2

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account - Project wise)

Date: 23/10/20

To,
BHIKHUBHAI S PATEL,
C/O SWARA INFRACON
SWARA 70,
F.P 70, SHAMALBHAI LALLUBHAI ROAD,
NEW RANIP,AHMEDABAD-70

Subject: Certificate of Cost Incurred for Development of SWARA 70 Building ENTIRE Phase of the Project BLOCK A AND B situated on the Plot bearing F.P.70, R.S NO 183, T.P.S NO 66(RANIP-CHENPUR-CHANDLODIYA). F.P 76+102 to the North,18MT Road to the South, F.P 82 to the East And F.P 69 to the West of Division Village- RANIP, Taluka - SABARMATI, Dist.Ahmedabad is owned by Mr. Bhikhubhai S Patel having its " SWARA 70 " ADMESSURING 1700 SQ.MT. BEING DEVELOPED BY Mr. Bhikhubhai S Patel, Proprietor of Swara Infracon.

Ref: GujRERA Registration Number:

Sir,

I KRUNAL K MISTRY have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under SWARA 70 Building ENTIRE Phase of the Project situated on the Plot bearing F.P.70, R.S NO 183, T.P.S NO 66(RANIP-CHENPUR-CHANDLODIYA). at Village- RANIP, Taluka - SABARMATI, Dist.Ahmedabad is owned by Mr. Bhikhubhai S Patel having its " SWARA 70 " ADMESSURING 1700 SQ.MT. BEING DEVELOPED BY Mr. Bhikhubhai S Patel, Proprietor of Swara Infracon. AS PER THE PLAN.

- Following technical professionals are appointed by Owner/Promoter:- (as applicable)

(i)	Shri DEVANG VAGHELA	as Architect
(I)	M/S AMEE ASSOCIATES	as Structural Consultant
(II)	Shri KRUNAL K MISTRY	as MEP Consultant
(III)	Shri KRUNAL MISTRY	as Quantity Surveyor*
- We have estimated the cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawing/Plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Shri KRUNAL MISTRY quantity Surveyor* appointed by Developer/Engineer and the site inspection carried out by us.
- We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs.11,00,00,000/- (Total of Table A and B). The estimated Total Cost of Project is with reference to the Civil, MEP and allied works required to be completed for the

Krunal K. Mistry
KRUNAL K. MISTRY (B. E. CIVIL)
CONSULTING CIVIL ENGINEER
117, DEVPATH, B/H. LAL BUNGLOW,
C. G. ROAD, AHMEDABAD-380 006.
AMCLIC: ER-0598010321R2

- the AMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. **Based on Site Inspection by undersigned on 14/10/2020** date The Estimated Cost Incurred till date is calculated at **Rs. 9,25,00,000/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
 5. The Balance Cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from AMC(Planning Authority) is estimated at **Rs. 1,75,00,000/-** (Total of Table A and B).
 6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below;

TABLE – A
Building/Wing bearing **BLOCK - A** or called **SWARA 70**
(To be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 15/10/2020 date of Registration is	5,00,00,000/-
2	Cost incurred as on 15/10/2020	4,75,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	95%
4	Balance Cost to be Incurred (Based on Estimated Cost)	25,00,000/-
5	Cost Incurred on Additional/Extra Items as on 15/10/2020 not included in the Estimated Cost (Table –C)	N/A

TABLE – A
Building/Wing bearing **BLOCK – B** or called **SWARA 70**
(To be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 15/10/2020 date of Registration is	5,00,00,000/-
2	Cost incurred as on 15/10/2020	4,50,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	90%
4	Balance Cost to be Incurred (Based on Estimated Cost)	50,00,000/-
5	Cost Incurred on Additional/Extra Items as on 15/10/2020 not included in the Estimated Cost (Table –C)	N/A

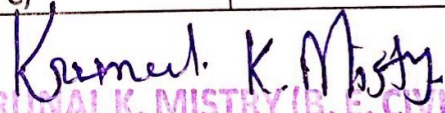

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TABLE – B
(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on 15/10/2020 of Registration is	1,00,00,000/-
2	Cost incurred as on 15/10/2020	0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,00,00,000/-
5	Cost Incurred on Additional/Extra Items as on 15/10/2020 not included in the Estimated Cost (Table –C)	N.A.

Yours Faithfully,

Krunal K. Mistry
Signature of Engineer
MR. KRUNAL K. MISTRY
117,DEVPATH
B/H LAL BUNGLOW C.G ROAD,
AHMEDABAD.

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AMC LIC: ER-0598010321R2

Local Authority license no : ER-0598010321R2

Local Authority License no. valid till (Date) : 01/03/2021

***Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate/Completion Certificate.
2. (*) Quantity Survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Promoter, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred/to be incurred.
5. All components of work with specifications are indicative and not exhaustive.

Table –C

List of Extra/Additional Items executed with Cost
(Which were not part of the original Estimate of Total Cost)

N/A